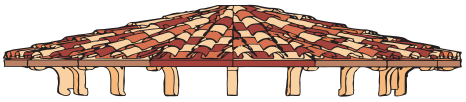

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At Garabar, we care about your roofing experience, whether you decide to use us or not.

The roofing process is not complex; however, many homeowners lack the experience to know what should be happening atop their roofs. No matter which company is working on your roof, we encourage you to reference this checklist to view it from a foreman's perspective. This checklist enables you to identify each job stage and ensure that the job is finished in good time and is up to the highest standard.

Before Work Begins

☐ Ask for a certificate of insurance in your name before you sign the contract with your roofer. Current insurance can protect you in the event of a mishap on the job. Without proper workman's compensation and general liability insurance, you as the homeowner may be liable for accidents and injuries on your property.

☐ Check the contractor's credentials at the Florida Department of Business and Professional Regulation. Unfortunately, our industry has all too many unlicensed contractors, and it could cost you! Always use a licensed contractor for your work - you can check their records at www.myfloridalicense.com.

☐ Check if the contractor is BBB rated, and if so, make sure their rating is excellent.

☐ Compare the contractor on your contract to the contractor on your permit application. NEVER sign a blank permit application or notice of commencement until you make sure it includes all the relevant information. It's not hard to forge signatures, so check that the contractor you are dealing with is the same as the contractor listed on your permit application. Otherwise, you could get stuck with the contractor's unpaid bills.

During Work

☐ If you notice any unusual behavior or dangerous activity, contact your contractor immediately! You can save yourself the problems associated with job site accidents.

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☐ Make sure your contractor gives you a list of materials and that they are the best materials available. For example, with a tile roof, the layer immediately beneath the tile is the cap sheet. There is a self-adhering cap sheet and a cap sheet laid in hot asphalt. Self-adhering cap sheet is less resilient, and many contractors use this to save money. Make sure you have the best materials on your roof!

☐ Make sure your contractor orders material in a timely fashion, preferably immediately after you sign the contract. Material wait times can sometimes be extensive. Make sure you're at the top of the list and not waiting between inspections.

☐ Usually, a contractor will ask for progress payments after each inspection. Before you hand over that check, ask to see the permit and ensure that each inspection was performed and passed. You'll know that the city approved the work to that point.

☐ Ensure that your contractor cleans up after work every day. Trash and debris can be a hazard to you, your children, and your animals.

After Work

☐ Be sure to request a release of lien from the contractor and subcontractor, as well as the material supplier. You must ensure that each of them affirms that they relinquish their right to lien your house. A note about material suppliers. You will likely receive a legal document from the material supplier called a "Notice to Owner." Since this confirms who the supplier is, they will have a right to lien your house if they are not paid by the contractor, even if you already paid the contractor for the material.

☐ Request a receipt showing full payment of work performed on your house per contract terms.

If you have any other questions, don't hesitate to get in touch with us at (561) 337-6798 or online at reception@garabar.com. Thank you!